



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, April 23, 2024

5:30 p.m.

Hybrid

3131 Old Perth Road.

Pages

A. CALL TO ORDER

B. CONSIDERATION OF A CLOSED SESSION

Recommended Motion:

THAT Council enter into an in camera session at x:xx as per personal matters about an identifiable individual, including municipal or local board employees (Municipal Act s 239(2)(b)) and as per a proposed or pending acquisition or disposition of land by the municipality or local board (Municipal Act 239 (2)(c))

B.1 Performance Appraisal

B.2 Land Negotiations

C. RISE AND REPORT

C.1 Performance Appraisal

C.2 Land Negotiations

D. O CANADA

E. MOMENT OF SILENT MEDITATION

F. ATTENDANCE

G. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda be approved as presented.

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

I. APPROVAL OF MINUTES

Recommended Motion:

THAT the Council minutes dated April 9th and April 17th, 2024 be approved as presented.

5 - 16

J. DELEGATIONS, DEPUTATIONS, AND PRESENTATIONS

- J.1 Leeds Grenville & Lanark District Health Unit** 17 - 25
Older Adults in Leeds Grenville Lanark-.pdf (healthunit.org)

Recommended Motion:

THAT the delegation presented by Danielle Shewfelt from the Leeds Grenville and Lanark District Health Unit be accepted as information.

K. PUBLIC MEETINGS

- K.1 Background Report - D14-184-24 - 112 Cedar Hill SR (Henry)** 26 - 31

L. COMMITTEE OF THE WHOLE REPORT 32 - 33

Recommended Motion:

THAT Council approve the Committee of the Whole motions from the April 9 and 17, 2024 meetings.

April 9 2024 Meeting

- L.1 Award of Contract – PW-24-07 Union Street**
- L.2 Recommendation Report - Mill Valley OPA 31; 09-T-23002; Z-01-23**
- L.3 Protection of Lot Grading and Drainage Features**
- L.4 Administrative Monetary Penalties**

April 17 2024 Meeting

- L.5 Review of Reserves and Reserve Funds**

M. COUNCIL REPORT

- M.1 Municipal Resolution - Request for Support**

Recommended Motion:

THAT the following municipal resolutions be received as information:

AND THAT the following (*M.1.X*) be pulled for support.

- | | |
|---|----------------|
| a. Town of Plympton-Wyoming re: Securing Access to Natural Gas | 34 |
| b. Municipality of Huron Shores re: Resume Property Assessment Cycle | 35 - 36 |
| c. Richmond Hill re: Extension of the Deadline for Listed Non-Designated Heritage Properties | 37 - 38 |
| d. City of Sault Ste. Marie re: Intimate Partner Violence and Coercive Control | 39 - 40 |

M.2 Proclamations

THAT Council proclaims the following;

a. World Pulmonary Hypertension (PH) Day

Recommended Motion:

WHEREAS, Pulmonary hypertension (PH) is a rare but very complex and serious lung disease, which is progressive and potentially fatal. PH can strike people of all backgrounds, ages, and genders.

AND WHEREAS, common symptoms of PH are often misdiagnosed, delaying appropriate treatment.

AND WHEREAS, it is estimated that approximately 5,000 Canadians have been diagnosed with pulmonary hypertension, but as many as 10,000 may be affected by the condition.

AND WHEREAS, while there is currently no cure for PH, thanks to available treatments, many patients are living longer, healthier lives.

THEREFORE, BE IT RESOLVED THAT the Corporation of the Municipality of Mississippi Mills do hereby proclaim May 5th, 2024, as World PH Day.

M.3 Time Sensitive Items

a. Mississippi River Power Corp - AGM Resolutions

41

Recommended Motion:

THAT Council direct Councillor Torrance, acting as the sole shareholder representative, to approve the following 5 resolutions provided by MRPC at the upcoming Annual General Meeting on May 16, 2024.

- i. Resolution to receive financial statements
- ii. Resolution to reappoint auditors
- iii. Resolution to accept resignations
- iv. Resolution to appoint directors
- v. Resolution to confirm board actions

M.4 Notice of Reconsideration

N. BY-LAWS

Recommended Motion:

THAT By-laws 24-016 to 24-022 be taken as read, passed, signed, and sealed in Open Council.

| | | |
|------------|--|----------------|
| N.1 | By-law 24-016 Mill Valley Estates - Open Space zones OS-4-h | 42 - 43 |
| N.2 | By-law 24-017 Mill Valley Estates - Residential R1J zone | 44 - 46 |
| N.3 | By-law 24-018 Mill Valley Estates - Residential R3-16 zone | 47 - 49 |
| N.4 | By-law 24-019 Mill Valley Estates - Residential R4A zone | 50 - 53 |
| N.5 | By-law 24-020 Grading and Drainage Features | 54 - 57 |
| N.6 | By-law 24-021 Administrative Monetary Penalties | 58 - 70 |
| N.7 | By-law 24-022 OPA 31 - Mill Valley Estates | 71 - 78 |

O. ANNOUNCEMENTS AND INVITATIONS

P. CONFIRMATORY BY-LAW

Recommended Motion:

THAT By-law 24-023 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 23rd day of April 2024, be read, passed, signed and sealed in Open Council this 23rd day of April 2024.

Q. ADJOURNMENT

Recommended Motion:

THAT the meeting be adjourned at x:xx p.m.



The Municipality of Mississippi Mills

Council Meeting

MINUTES

April 9, 2024

4:30 p.m.

Hybrid

3131 Old Perth Road.

PRESENT:

Mayor Lowry
Deputy Mayor Minnille
Councillor Ferguson
Councillor Holmes
Councillor Lowe
Councillor Souter
Councillor Torrance

Staff Present

Ken Kelly, CAO
Jeanne Harfield, Clerk
Casey Munro, Deputy Clerk
Melanie Knight, Senior Planner
Tiffany MacLaren, Manager of Community and Economic Development
Jon Wilson, Chief Building Official
Kathy Davis, Director of Corporate Services & Treasurer
Cyndy Woods, HR Business Partner

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 4:30 p.m.

B. CONSIDERATION OF A CLOSED SESSION

Resolution No 078-24

Moved by Councillor Ferguson

Seconded by Deputy Mayor Minnille

THAT Council enter into an in camera session at 4:30 pm as per a proposed or pending acquisition or disposition of land by the municipality or local board (Municipal Act 239 (2)(c); a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. (Municipal Act 239 (2)(k).

CARRIED

B.1 Potential Land Sale - Business Park

B.2 CUPE Union Negotiations

B.3 Land Negotiations

B.4 Land Negotiations

C. RISE AND REPORT

C.1 Potential Land Sale - Business Park

Direction was provided to staff

C.2 CUPE Union Negotiations

Direction was provided to staff

C.3 Land Negotiations

Council was provided an update

C.4 Land Negotiations

Direction was provided to staff

D. O CANADA

Council stood for the playing of O Canada.

E. MOMENT OF SILENT MEDITATION

Council observed a moment of silent meditation.

F. ATTENDANCE

The Clerk announced attendance.

G. APPROVAL OF AGENDA

Amend the agenda to return to closed session following K. Public Meeting.

Resolution No 079-24

Moved by Councillor Souter

Seconded by Councillor Ferguson

THAT the agenda be approved as amended.

CARRIED

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Councillor Lowe declared a conflict of interest on item K.2 Background Report for New Building Permit Fees as it could impact a family member.

I. APPROVAL OF MINUTES

Resolution No 080-24

Moved by Councillor Holmes

Seconded by Councillor Ferguson

THAT the Council minutes dated **March 19, 2024** be approved as presented.

CARRIED

J. DELEGATIONS, DEPUTATIONS, AND PRESENTATIONS

None

K. PUBLIC MEETINGS

K.1 Official Plan Amendment 33 - Private Road, Cluster Lot and Limited Service Residential Study

Melanie Knight, Director of Development Services & Engineering and Pamela Whyte Consultant from Parsons presented the background report on Limited Service Residential and Private Roads. Mayor Lowry then invited members of the public to make a comment. The following person spoke:

- Ian Edmison - concerns regarding unmaintained section of road and severances are required to be on maintained roads not unmaintained or private roads and flexibility.

Members then posed questions for clarity purposes only including: implication of limited service residential zoning (land value, mortgages or insurance), road standards of private roads, intensification of existing, condo agreements, cluster lot definition and accessory dwelling units.

K.2 Background Report for New Building Permit Fees

Councillor Lowe declared a conflict on the following item, Councillor Lowe left the room and did not participate in the public meeting.

Melanie Knight, Director of Development Services & Engineering, presented the background report on new Building Permit Fees report. Mayor Lowry invited members of the public to speak. No one spoke

Members then posed questions of clarity including: overall impact on building permit revenue, newspaper advertizement, and comparables with other municipalities such as Arnprior.

K.3 Background Report - Official Plan Amendment 32 (Bill 23)

Melanie Knight, Director of Development Services and Engineering, presenting the background report on the proposed OPA and zoning by-law amendment. Mayor Lowry invited members of the public to speak. The following individual spoke:

- Ian Edmison - concerns about density and size of lots.

L. CONSIDERATION OF RETURNING TO A CLOSED SESSION

Resolution No 081-24

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council enter into an in camera session at 7:04 pm as per a proposed or pending acquisition or disposition of land by the municipality or local board (Municipal Act 239 (2)(c))

L.1 Potential Land Sale - Business Park

M. RISE AND REPORT

M.1 Potential Land Sale - Business Park

Council provided direction to staff.

N. COMMITTEE OF THE WHOLE REPORT

Resolution No 082-24

Moved by Councillor Holmes

Seconded by Deputy Mayor Minnille

THAT Council approve the Committee of the Whole motions from the **March 19, 2024** meeting.

CARRIED

N.1 Business Park Sign

Resolution No 083-24

Moved by Councillor Holmes

Seconded by Deputy Mayor Minnille

THAT Council direct staff to create an encroachment agreement, a maintenance agreement and a liability agreement with the owners of Dairy Distilleries for use of the Municipal boulevard located at the intersection of Ottawa St. and Industrial Drive for the construction and operation of an information/ directional sign to increase visibility for businesses located in the business park;

AND THAT staff bring back an update to Committee of the Whole prior to entering into an agreement.

CARRIED

N.2 2024 Community Awards

Resolution No 084-24

Moved by Councillor Holmes

Seconded by Deputy Mayor Minnille

THAT Council approve the updated Community Awards Criteria and Application Process.

AND FURTHERMORE, THAT Council approve the timeline for the 2024 nomination process.

CARRIED

O. COUNCIL REPORT

O.1 Municipal Resolution - Request for Support

Resolution No 085-24

Moved by Councillor Torrance

Seconded by Councillor Lowe

THAT item O.1.a - Port Perry re: Amend Blue Box Regulation be pulled for support;

AND THAT the following municipal resolutions be received as information:

AND THAT the following O.1.D- Township of Amarath re: Operational Budget Funding be pulled for support.

CARRIED

O.1.a Port Perry re: Amend Blue Box Regulation

O.1.b City of Brantford re: Home Heating Stability

O.1.c Township of Adelaide Metcalfe re: Increase to the Tile Drain Loan Amount

O.1.d Township of Amarath re: Operational Budget Funding

O.1.e Township of Clearview re: Bill C-63 endorsement

O.1.f Town of Bracebridge re: Support for new Provincial-Municipal Fiscal Framework

O.1.g Town of Shelburne re: Eradicate Islamophobia and Antisemitism

O.1.h Prince Edward County re: Call to Action to Meet the Deadline of an Accessible Ontario by 2025

O.2 Proclamations

O.2.a National Volunteer Week

Resolution No 086-24

Moved by Councillor Torrance

Seconded by Councillor Holmes

WHEREAS National Volunteer Week is celebrated across Canada;
AND WHEREAS volunteers are essential people in our community who donate their time and energy to their fellow citizens;

AND WHEREAS in Mississippi Mills, we are proud of and wish to recognize these members of our community who enrich the lives of those around them and help make our community a strong and vital place to live;

THEREFORE, BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Mississippi Mills does hereby proclaim April 14-20, 2024 as National Volunteer Week and urge fellow citizens to recognize the crucial role played by volunteers in our community.

CARRIED

O.3 Time Sensitive Items

O.3.a MRPC Sole Shareholder representative for AGM

Resolution No 087-24

Moved by Councillor Lowe

Seconded by Councillor Holmes

THAT Council appoint Councillor Torrance as the sole shareholder representative to the Mississippi River Power Corporation (MRPC) annual general meeting.

CARRIED

O.3.b Lanark County Police Service Board - Council Appointee

Resolution No 088-24

Moved by Councillor Holmes

Seconded by Councillor Lowe

THAT Council appoint Councillor Ferguson as the Council appointee to the Lanark County Police Service Board until December 31, 2024;

AND THAT Council appoint Councillor Torrance as the Council appointee to the Lanark County Police Service Board starting January 1, 2025.

AND THAT both Councillor Ferguson and Torrance complete the required training to be a member of the board.

CARRIED

O.3.c Police Service Board Budget

Resolution No 089-24

Moved by Councillor Ferguson

Seconded by Councillor Torrance

THAT Council approves the proposed Draft 2024 Budget for the 20-member Lanark County OPP Detachment Board. The allocation of the cost to the municipalities within Lanark County based on weighed assessment.

CARRIED

O.4 Notice of Reconsideration

None

P. BY-LAWS

None

Q. ANNOUNCEMENTS AND INVITATIONS

Council announced the following:

- Union Hall annual pancake breakfast was a success,

- April 13th - evening in memory of Justin Francis at Equator Coffe,
- Age Friendly North Lanark project update (focus groups).
- Almonte District High School upcoming production April 18-21
- Volunteer appreciation reception on April 16th,
- May 4th Youth Centre hosting a trivia night

R. CONFIRMATORY BY-LAW

Resolution No 090-24

Moved by Deputy Mayor Minnille

Seconded by Councillor Souter

THAT By-law 24-014 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 9th day of April 2024, be read, passed, signed and sealed in Open Council this 9th day of April 2024.

CARRIED

S. ADJOURNMENT

Resolution No 091-24

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT the meeting be adjourned at 7:23 p.m.

CARRIED

Christa Lowry, MAYOR

Jeanne Harfield, Clerk



The Corporation of the Municipality of Mississippi Mills

Special Council Meeting

MINUTES

April 17, 2024

10:00 a.m.

Hybrid

3131 Old Perth Road.

PRESENT: Mayor Lowry
Deputy Mayor Minnille
Councillor Ferguson
Councillor Holmes
Councillor Lowe
Councillor Torrance

ABSENT: Councillor Souter

Staff Present Ken Kelly, CAO
Jeanne Harfield, Clerk
Casey Munro, Deputy Clerk
Kathy Davis, Director of Corporate Services
Cyndy Woods, HR Business Partner

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 10:00 a.m.

B. ATTENDANCE

Regrets from Councillor Souter.

C. APPROVAL OF AGENDA

Resolution No 092-24

Moved by Councillor Lowe

Seconded by Councillor Ferguson

THAT the agenda be approved as presented.

CARRIED

D. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None were declared.

E. CONSIDERATION OF A CLOSED SESSION

Resolution No 093-24

Moved by Councillor Torrance

Seconded by Deputy Mayor Minnille

THAT Council enter into an in-camera session at 10:01 am as per labour relations or employee negotiations (Municipal Act s.239 (2)(d)).

CARRIED

E.1 CUPE Union Negotiations

F. RISE AND REPORT

F.1 CUPE Union Negotiations

Council provided direction to staff.

G. CONFIRMATORY BY-LAW

Resolution No 094-24

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

THAT By-law 24-015, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 17th day of April 2024, be read, passed, signed, and sealed in Open Council this 17th day of April 2024.

CARRIED

H. ADJOURNMENT

Resolution No 095-24

Moved by Councillor Lowe

Seconded by Councillor Torrance

THAT the meeting be adjourned at 10:44 a.m.

CARRIED

Christa Lowry, MAYOR

Jeanne Harfield, CLERK



Older Adults of Leeds, Grenville and Lanark

A Review by Leeds, Grenville and Lanark District Health Unit



Older Adult Review Tool for Stakeholders who work with Older Adults

Danielle Shewfelt
Public Health Nurse, RN



How this review was conducted

- There are many pieces to the review. These include:
 1. Identify our guiding documents
 2. Pull together best practice documents and other similar reviews and reports
 3. Connect with other Health Units to explore what they do for this age group
 4. Connect with community stakeholders to find out what is already being done and the various lessons learned, gaps and opportunities they had to share
 5. Speak to local older adults to learn from them. (both groups and individuals)



How this information could be used

- This report is extremely long and high literacy and is designed to be used by Health Unit staff and community stakeholders. It is not designed for distribution to the general public. We hope it will:
 - help with program development
 - assist with prioritization of work and programming
 - be a tool for writing reports, letters of support, proposals.
 - be used in part (e.g., by theme) or as a whole for an overall Age Friendly approach.



Introduction and Themes

The Intro outlines:

- The approach and framework ,The methodology
- Results from the ***Public Health Environmental Scan***
- Process for the literature review and community surveys/interviews
- Guiding documents
- A local community profile
- General information on ***“Age Friendly”***

Themes

- Outdoor Spaces and Buildings
- Transportation
- Housing
- Social Inclusion, Participation, and Respect
- Civic Participation and Employment
- Communication and Information
- Community Support and Public Health Services
- Vulnerability



Sub groups of themes

Each of the 8 themes listed above contain the following sections:



Overview – description of the theme with general evidence-based highlights from the literature.



Local Data – the most relevant data that can be found for a specific theme, which may be municipal, county, provincial/territorial and beyond.



Local Voice – results from the Health Unit surveys of LGL older adults and service providers.



Next Steps – current and future actions to be taken on each theme.



Supporting Documents – additional resources to enhance the information provided.



Words from our local seniors

"Lifestyle can change drastically when one lives rurally and doesn't drive."

*"Perfect community to be healthy and active.
It is why I chose to move here on my 60th birthday."*

"I try to purchase organic food. Have had difficulty eating proper meals since my husband died."

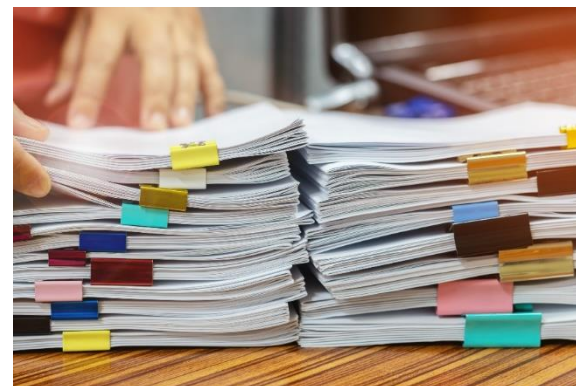
"Pamphlets/cards are best as they can be kept and referred to"



Lots of Links

- Has many links throughout.
Is meant to be used electronically
- A list of references at-the end may also provide additional links to dig deeper on topics of interest.

[MORE INFO](#)



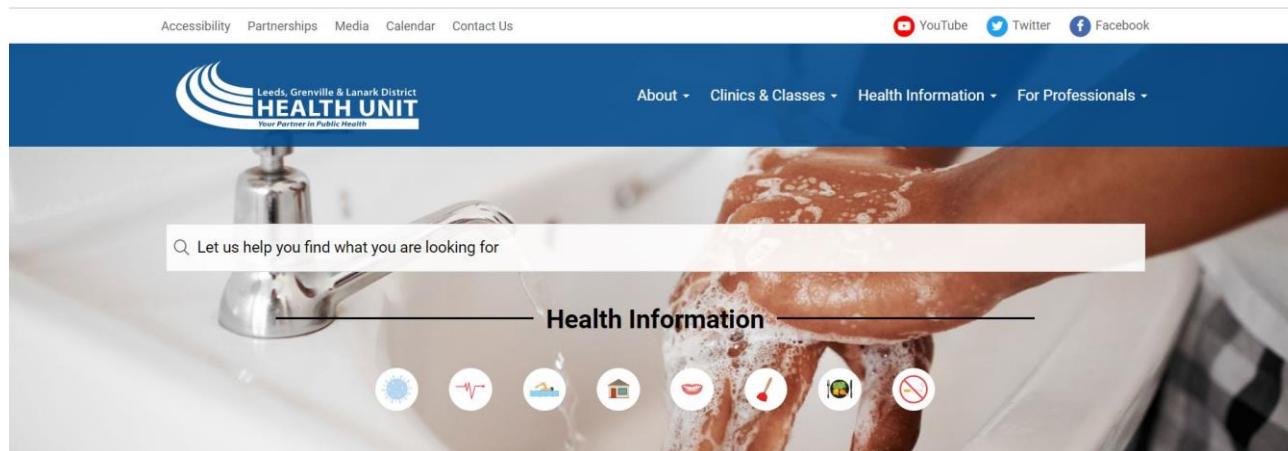
Where to find it

- It can be found [here on our website:](https://healthunit.org/for-professionals/municipal-staff-partners/)

The screenshot shows a web browser displaying the URL <https://healthunit.org/for-professionals/municipal-staff-partners/>. The website header includes navigation links: Accessibility, Partnerships, Media, Calendar, Contact Us, and social media icons for YouTube, Twitter, and Facebook. The main navigation bar features: About, Clinics & Classes, Health Information, and For Professionals (highlighted). The page title is "Municipal Staff & Partners". A search bar contains the text "Let us help you find what you are looking for". A breadcrumb trail reads: Home » For Professionals » Municipal Staff & Partners, with a "Print this Page" button. The main content area is titled "Older Adults in LGL Review" and contains the following text: "The 'Older Adults of Leeds, Grenville and Lanark' A Review by Leeds, Grenville and Lanark District Health Unit, is an assessment of the services and supportive factors available or needed for older adults in LGL that will help maintain the health of older adults and make our communities more age friendly. We have organized this information using the WHO Global Age-Friendly Cities report themes. This report is designed to be used as a tool to support the work of community stakeholders to: support program development". On the right side, there is a vertical list of service categories: Emergency Cooling Centres, Access to Healthy Food, Active Transportation, Alcohol, Cannabis & Drugs, Physical & Mental Well-Being, and Recreation.



Questions?



Visit our website:

www.healthunit.org

Call our Toll-Free Line at:

1-800-660-5853

or email us at:

contact@healthunit.org

Follow us on social media:

FACEBOOK:
LGLHealthUnit



TWITTER:
@LGLHealthUnit



INSTAGRAM
@lglhealthunit.z



Leeds, Grenville & Lanark District

Page 25 of 78

HEALTH UNIT

Your Partner in Public Health

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: April 23, 2024

TO: Council

FROM: Gillian Bentley, Planner

SUBJECT: Background Report
Zoning By-law Amendment – D14-184-24
Pakenham Concession 9, Part of Lots 5 and 6, Parts 1 to 9
of Road Allowance of Reference Plan 26R1607
Pakenham Ward, Municipality of Mississippi Mills
Municipally Known as 112 Cedar Hill Side Road

OWNER: 1847189 Ontario Inc.

APPLICANT: Terra Henry

RECOMMENDATION:

THAT Council receive this report for information.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:

112 Cedar Hill Side Road is an irregularly shaped lot at the corner of Cedar Hill Road and County Road 29. The property is part of the former right of way prior to the realignment of the intersection. The subject property is a 0.95-ha and is currently zoned Rural (RU), with Rural and Agricultural zones in the surrounding area. Most of the surrounding lands are used for agricultural purposes, with smaller lots in the area having non-farm residential uses.

BACKGROUND:

Despite the property being zoned Rural (RU), which permits residential uses, the property is considered a 'brownfield site' as it is a former road and may be contaminated. When residential uses are proposed (considered a more sensitive land use) environmental studies need to be completed to determine if the property is too contaminated for residential uses and if so, what type of remediation is necessary so that residential uses can occur on the property. These studies are called Environmental Site Assessments (ESAs) and are separated in phases – Phase 1 and Phase 2. Once completed, the studies are submitted to the Ministry of Environment, Conservation and Parks (MECP) to receive a "Record of Site Condition (RSC). The studies need to adhere to the standards that are set out by the Ministry.


For 112 Cedar Hill Road, the property owners have elected to go through a Zoning By-law Amendment process to rezone the property to a site specific Rural Commercial zone eliminating residential uses as a permitted use, rather than undertaking the above noted studies to determine if/how residential uses could be permitted on the site.

PURPOSE AND EFFECT:

The applicants are seeking to re-zone the subject lands from Rural (RU) to a Site-Specific Rural Commercial (C5-XX) to permit rural commercial uses in the future. The applicant does not currently have plans for development and are requesting the Zoning By-law Amendment so that they may be permitted to develop the subject property in the future.

Figure 1: Subject Lands



 Area to be rezoned from Rural (RU) to a Site Specific Rural Commercial (C5-XX)

PROPOSED DEVELOPMENT:

The applicant does not currently have plans for development. They will be looking to develop a Rural Commercial use on the subject property in the future. Site plan control will be required at the time of any development.

SERVICING & INFRASTRUCTURE:

The subject property will need to be serviced by private services (water and septic) as part of future proposed development.

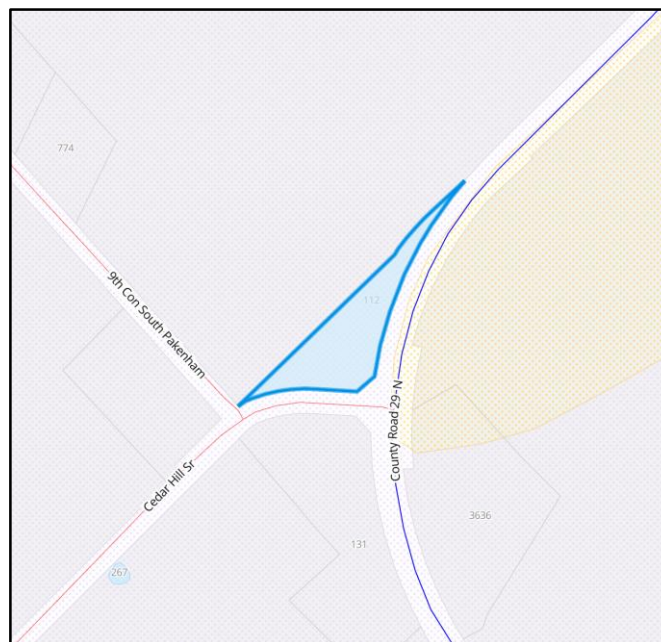
The applicant has already met with County Public Works staff and have determined that any vehicular entrance will be from Cedar Hill Road, not County Road 29.

COMMUNITY OFFICIAL PLAN (COP)

The subject property is currently designated “Rural” in the Community Official Plan (COP).

Section 3.3.8 of the Official Plan provides a number of criteria for Rural Commercial uses. The policies indicate that most Rural Commercial uses are to be located towards the settlement areas; however, due to the subject property historically being a roadway it is considered a contaminated site. This limits the subject properties opportunities for development. The Rural Commercial policies provide a number of policies to be addressed as part of the evaluation of a proposed rural commercial use including compatibility with surrounding land uses, traffic generation, access and parking, servicing requirements, lot size, lighting, outdoor storage and screening/buffering from residential uses.

Figure 2: Community Official Plan



ZONING BY-LAW #11-83:

The subject property is currently zoned Rural (RU) in the Comprehensive Zoning By-law. The RU zone permits a variety of uses including rural, agricultural and residential uses, although it does not permit certain commercial uses. The development options for this subject property while remaining in the RU zone are limited due to contamination.

The proposed Rural Commercial (C5) zone permits a variety of commercial uses which permit resource, recreation, agricultural, vehicular commercial uses, as well as services for the travelling public. This gives the applicants more flexibility with regards to developing a contaminated site and through future analysis of the range of uses provided in the Rural Commercial (C5) zone, a limited range of permitted uses will be determined whereby contamination will not be an issue.

PUBLIC AND AGENCY COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act to the public, internal departments and external agencies and organizations.

At the time of preparation of this report, two comments were received from external agencies. No comments were received by the public.

External Departments:

Municipal Drainage Services

The Municipal Drainage Services checked this property for municipal drainage features, and provided the following comments:

- This property is within the Woods Drainage Scheme Drainage Area -- review of the 1969 Plans, this property outlets into Drain 1 and Drain 1A of the scheme, both of which are tile drains and likely have a limited capacity (especially for potential commercial use).
- A condition of the zoning change (if accepted) should be that any proposed future "site plan development application" would need to ensure the proposed use does not exceed the intended use and/or shared capacity of the drain.

Lanark County Public Works

As previously mentioned, Lanark County Public Works made remarks that the applicant has been notified that access will be available from Cedar Hill Side Road and will not be available from County Road 29.

NEXT STEPS:

A staff report analyzing the merits of the application will be prepared following the public meeting to fully consider any and all public comments received.

All of which is respectfully submitted by, Approved by,



Gillian Bentley
Planner



Melanie Knight, MCIP, RPP
Senior Planner

ATTACHMENTS:

1. Attachment A – Site Photos

Attachment A:



REPORT OF THE COMMITTEE OF THE WHOLE

April 9, 2024

The following is the Committee of the Whole report from the April 9th meeting.

Consent Reports

Resolution No. CW053-24

- **E.1 Committee of Adjustment Nov 27, 2023**
- **E.2 Committee of Adjustment Feb 26, 2024**

Staff Reports

Award of Contract – PW-24-07 Union Street

Resolution No. CW054-24

THAT Council awards the contract for Tender No. PW-24-07, Union Street North Rehabilitation to R.W. Tomlinson Limited, in the amount of \$4,892,022.56 (HST Included).

Recommendation Report - Mill Valley OPA 31; 09-T-23002; Z-01-23

Resolution No. CW051-24

THAT Council approve the Official Plan and Zoning By-law Amendments, and Draft Plan conditions, similar in effect to Attachments A, B and C and direct staff to forward the Official Plan Amendment and Draft Plan conditions to Lanark County for approval.

AND THAT staff include a draft plan condition that stipulates that Council is in favour of a second access to Appleton Side Road and that the applicant confirm with the Lanark County Public Works Department of the feasibility of a second access onto Appleton Side Road in Phase 3 or 4.

Protection of Lot Grading and Drainage Features

Resolution No. CW056-24

THAT Council approve the Protection of Lot Grading and Drainage Features By-law, similar in effect to Attachment A.

Administrative Monetary Penalties

Resolution No. CW057-24

THAT Council adopt the Administrative Monetary Penalty By-law as presented.

Submitted by,

Reviewed by,

Councillor Lowe,
Committee of the Whole Chair

Casey Munro,
Deputy Clerk



REPORT OF THE COMMITTEE OF THE WHOLE April 17, 2024

The following is the Committee of the Whole report from the April 17th meeting.

| Staff Reports | |
|---------------|---|
| | Review of Reserves and Reserve Funds |
| | <u>Resolution No. CW061-24</u> |
| | THAT Council approve the proposed realignment of Reserves and Reserve Funds as detailed. |

Submitted by,

Reviewed by,

Councillor Lowe,
Committee of the Whole Chair

Casey Munro,
Deputy Clerk



RESOLUTION

RESOLUTION NO. 10

DATE: April 10th, 2024

MOVED BY: Netty McEwen

SECONDED BY: John van Klaveren

RE: SECURING ACCESS TO NATURAL GAS FOR OUR COMMUNITY AND ONTARIO

WHEREAS Access to natural gas is important to residents and businesses in our community for affordability and reliability.

WHEREAS The Ontario Energy Board's (OEB) decision on Phase 1 of the Enbridge Gas 2024 rebasing application, issued on 21 December 2023, has concerning implications including putting into question the future access to natural gas that support of economic development, affordable housing growth, and energy reliability in communities such as the Town of Plympton-Wyoming.

AND WHEREAS Ontario is growing and access to affordable energy to support this growth for homes and businesses is crucial, and is a measured approach to energy transition as not having access to natural gas will stifle economic growth and put housing and energy affordability at risk.

NOWTHEREBE IT RESOLVED:

1. THAT the Town of Plympton-Wyoming supports a measured approach to Ontario's energy transition.

AND THAT the Town of Plympton-Wyoming recognizes that there may not be enough electricity available to replace the energy provided by natural gas and meet the increased demand from electrification.

2. THAT Natural gas must continue to play an integral role in meeting the energy needs of Ontario.

3. THAT the Town of Plympton-Wyoming supports the work the Government of Ontario has done to date, including the Natural Gas Expansion Program and Electrification and Energy Transition Panel's call for a clear policy on the role of natural gas to secure access to affordable energy.

4. THAT this resolution be circulated to the President of AMO, Colin Best, Hon. Doug Ford, Premier of Ontario, Hon. Todd Smith, the Minister of Energy, Bob Bailey Member of Provincial Parliament for Sarnia-Lambton, all regional municipalities as significant actors to ensuring the need for natural gas in Ontario as part of a measured approach towards energy transition, and submitted to municipalaffairs@enbridge.com.

Mayor
Town of Plympton-Wyoming



Municipality of Huron Shores
7 Bridge Street, PO Box 460
Iron Bridge, ON P0R 1H0
Tel: (705) 843-2033 Fax: (705) 843-2035

April 12, 2024

Resolution #24-12-02 – Urging the Government to Promptly Resume Assessment Cycle

The Council of the Corporation of the Municipality of Huron Shores passed Resolution #24-12-02 at the Regular Meeting held Wednesday, April 10th, 2024, as follows:

“WHEREAS the assessment cycle is an essential process for maintaining the fairness and predictability of property taxes in our province;

AND WHEREAS the pause in the reassessment cycle has created uncertainty and instability in property taxation, impacting both residential and commercial property owners;

AND WHEREAS the government has delayed an assessment update again in 2024, resulting in Ontario’s municipalities continuing to calculate property taxes using 2016 property values;

AND WHEREAS both current and outdated assessments are inaccurate, increase volatility, and are not transparent;

AND WHEREAS frequent and accurate reassessments are necessary to stabilize property taxes and provide predictability for property owners, residents, and businesses alike;

AND WHEREAS the staff at the Municipal Property Assessment Corporation would benefit from further skills enhancement and training in assessments, recognizing the importance of ensuring accurate evaluations for 100% of our municipality;

AND WHEREAS the Government has announced a review of the property assessment and taxation system with a focus on fairness, equity, and economic competitiveness, and therefore further deferring new property assessment;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Huron Shores hereby calls upon the Premier to promptly resume the assessment cycle to ensure the stability and predictability of property taxes while the Government conducts its review of the property assessment and taxation system, or respond with an alternative method for every municipality in Ontario to achieve fair taxation;

AND THAT all Municipalities in Ontario and their constituents are encouraged to apply pressure to the Premier, daily, weekly, and monthly, to resolve the situation before it causes undo stress to everyone in the Municipality;

AND THAT a copy of this resolution be forwarded to the Premier, the relevant provincial authorities, the Municipal Property Assessment Corporation, and all municipalities in Ontario for their consideration, to make proper changes as quickly and efficiently as possible.”

Should you require anything further in order to address the above-noted resolution, please contact the undersigned

Yours truly,

A handwritten signature in dark ink, appearing to read "Natasha Roberts". The signature is fluid and cursive, with the first name "Natasha" being more prominent than the last name "Roberts".

Natashia Roberts

CAO/Clerk
NR/KN

Cc: Premier of Ontario, the relevant provincial authorities, the Municipal Property Assessment Corporation, and all municipalities in Ontario

15. Committee and Staff Reports

15.1 Minutes - Committee of the Whole Meeting CW#05-24 held April 3, 2024

15.1.10 Member Motion - Councillor Cilevitz - Extension of the Deadline for Listed Non-Designated Heritage Properties - (CW Item 12.1)

Moved by: Councillor Shiu
Seconded by: Councillor Cilevitz

Whereas, subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025; and

Whereas, since January 1, 2023, municipal staff and members of the municipal heritage committee in the City of Richmond Hill have been working to review the municipal heritage register, research the heritage value and interest of listed (non-designated) properties, review and research the heritage value and interest of non-designated properties, determine which properties should potentially be designated in accordance with the provisions of Section 29 of the *Ontario Heritage Act*, and take all required steps to designate such properties; and

Whereas, the above-noted work involving 235 listed properties in the City of Richmond Hill is extremely time-consuming and cannot be completed by December 31, 2024.

Now therefore be it resolved,

That Council for the City of Richmond Hill requests the Government of Ontario to amend Subsection 27(16) of the *Ontario Heritage Act* to extend the above-noted deadline for five years from January 1, 2025 to January 1, 2030; and



That the Clerk be directed to send a copy of this Resolution to the Honourable Doug Ford, Premier of the Province of Ontario; the Honourable Michael Ford, Minister of Citizenship and Multiculturalism; Richmond Hill MPP Daisy Wai; Aurora - Oak Ridges - Richmond Hill MPP Michael Parsa; AMO; and all Ontario municipalities.

Carried Unanimously



April 11, 2024

The Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON
K1A 0A2

Dear Sir:

Re: Intimate Partner Violence and Coercive Control

Please be advised that at its April 8, 2024 City Council meeting, Sault Ste. Marie City Council passed the following resolution:

Whereas the jury that heard the Carol Culleton, Anastasia Kuzyk, and Nathalie Warmerdam inquest (The Renfrew County Inquest) issued 86 recommendations to prevent future deaths and delivered those recommendations to the Province of Ontario; and

Whereas recommendation #85 of the inquest is to include "coercive control", as defined in the *Divorce Act*, as a criminal offence or as a type of assault under section 265 of the *Criminal Code*; and

Whereas according to experts, a perpetrator has privileged access to information about the target by virtue of the closeness of an intimate relationship and, as such, is able to identify unique vulnerabilities that can be exploited for coercive control; and

Whereas Coordinating Community Responses to Domestic Violence cites scholars and advocates in the field have consistently described intimate partner violence as both an expression of, and an attempt to maintain, power and control over intimate partners; and

Whereas in 2019, according to the Government of Canada, of the 107,810 people aged 15 and over who experienced intimate partner violence 79% were women. 55% of women who experienced physical or sexual intimate partner violence feared a partner at some point. Being afraid of a partner can indicate intimate partner violence that is more coercive, more severe, and more likely to reflect a pattern of abusive behaviours; and

Whereas between 2014 and 2019 in Canada, there were 497 victims of intimate partner homicide, and 80% (400 victims) were women; and

Whereas while Indigenous women account for about 5% of all women in Canada, they accounted for 21% of women killed by an intimate partner between 2014 and 2019 (83 victims). In 2021, the rate of gender-related homicide of Indigenous women and girls was more than triple that of gender-related homicides of women and girls overall (1.72 versus 0.54 per 100,000 women and girls); and

Whereas the Government of Canada names coercive control as one of the acts included in intimate partner violence, but does not include coercive control as an offence contained within the *Criminal Code* of Canada* and

Whereas Bill C332, a private member's bill to amend the Criminal Code to create an offence of exercising coercive control of an intimate partner by engaging in a pattern of conduct that consists of any combination, or any repeated instances, of any of the following acts: using, attempting to use or threatening to use violence against certain persons, coercing or attempting to coerce the intimate partner to engage in sexual activity or engaging in other conduct that could reasonably be expected to cause the intimate partner to believe that their safety, or the safety of a person known to them, is threatened**

Now Therefore Be It Resolved that the Sault Ste. Marie City Council express its support for Bill C-332 as well as call on the Government of Canada to support Bill C-332 and enact the necessary amendments to the *Criminal Code* of Canada to include coercive control of an intimate partner; and

Further it be resolved that a copy of this motion be circulated to the Right Honourable Justin Trudeau, Prime Minister of Canada, the Honourable Dominic LeBlanc, Minister of Public Safety, the Honourable Patty Hajdu, Minister of Indigenous Services, the Honourable Mark Holland, Minister of Health, the Honourable Marci Ien, Minister for Women and Gender Equality and Youth, the Honourable Jenna Sudds, Minister of Families, Children and Social Development, the Honourable Arif Virani, Minister of Justice, City of Sault Ste Marie MP Terry Sheehan, MP Laurel Collins, the Association of Municipalities of Ontario, Federation of Northern Ontario Municipalities, Federation of Canadian Municipalities, and all Ontario municipalities.

- * <https://women-gender-equality.canada.ca/en/gender-based-violence/intimate-partner-violence.html>
- ** <https://www.parl.ca/documentviewer/en/44-1/bill/C-332/second-reading>
- <https://www150.statcan.gc.ca/n1/pub/85-002-x/2023001/article/00003-eng.htm>

Sincerely



Rachel Tyczinski
City Clerk

MRPC AGM 2024 Shareholder Resolutions

1. Resolution to receive financial statements

On motion made, it was RESOLVED that the financial statements of the Corporation for the fiscal year ended December 31, 2023, be and are hereby received.

2. Resolution to reappoint auditors

On motion made, it was RESOLVED that KPMG LLP, Chartered Accountants, are reappointed the auditors of the Corporation to hold office until the next annual meeting of the Corporation or until their successors are appointed, at a remuneration to be fixed by the directors and the directors are authorized to fix such remuneration.

3. Resolution to accept resignations

WHEREAS Adrian Foster and Lyman Gardiner resigned as directors effective at the close of this Annual General Meeting;

BE IT RESOLVED that the resignations of Adrian Foster and Lyman Gardiner as Directors of the Corporation be and they are hereby accepted effective at the close of this meeting.

4. Appointment of directors

On motion made, it was RESOLVED that the following persons be elected or confirmed, as the case may be, as directors of the Corporation to hold office in accordance with the by-laws of the Corporation until the next annual meeting of the Corporation or until their respective successors are elected or appointed:

| | |
|-----------------|--|
| David Goldsmith | elected to 2 nd 3-year term (ending at AGM in 2027) |
| Patrick McNeil | elected to 2 nd 3-year term (ending at AGM in 2027) |
| Tim O'Connell | confirmed to 2 nd year of first 3-year term (ending at AGM in 2026) |
| Lance Jefferies | elected to 1 st 3-year term (ending at AGM in 2027) |
| Christa Lowry | confirmed to serve until next municipal election |

5. Resolution to confirm board actions

On motion made, it was RESOLVED that all by-laws, contracts, acts and proceedings of the directors of the Corporation since the last Meeting of the Shareholder be and the same are hereby approved, ratified, sanctioned and confirmed.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-016

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the 'Development' (D) Zone to '**Parkland and Open Space' (OS-4-h)** for the lands identified in Schedule 'A', which are legally described as Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 33.4.4 'Parkland and Open Space' to By-law 11-83, as amended is hereby further amended by adding the following Subsection to 33.4 thereof:
 1. Notwithstanding Section 33.1, the following additional uses are permitted:
 - Stormwater management facility
 - Pump station
 2. Notwithstanding the provisions of the OS-4 zone for lands zoned as OS-4-h on Schedule 'A' to this by-law, the holding provision will remain until such time as the Owner has received a Notice of Decision from the County of Lanark for Draft Plan of Subdivision application 09-T-23002.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-017

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the 'Development' (D) Zone to **"Residential First Density, Subzone J" (R1J-h)** for the lands identified in Schedule 'A', which are legally described as Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 13 'Residential First Density (R1) Zone' to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Table 13.3A – R1 Subzone 'J' Provisions:

| I | II | III | IV | V | VI | VII | VIII | IX | X |
|----------|-----------------------|---------------------------------|-----------------------------|----------------------------------|-------------------------------------|----------------------------|----------------------------------|--|-----------------------------|
| Sub-Zone | Min. Lot Frontage (m) | Min. Lot Area (m ²) | Maximum Building Height (m) | Min.-Max. Front Yard Setback (m) | Min. Exterior Side Yard Setback (m) | Min. Rear Yard Setback (m) | Min. Total Side Yard Setback (m) | Max. Lot Coverage (and other provisions) | End Notes (see Table 13.4B) |
| J | 8.5 | 250 | 11 | 3 | 3 | 6 | 1.8 | 55% | 4, 6, 7, 8, 9, 10, 11, 12 |

3. That Section 13 'Residential First Density (R1) Zone' to By-law No. 11-83, as amended is hereby further amended by adding the following to the end of Table 13.3B – Additional Zoning Provisions:

6. Notwithstanding the maximum building height in Table 13.3A, the maximum building height for those lots with lot widths less than or equal to 9.2 metres: 12 metres.
 7. Notwithstanding the minimum front yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
 8. Notwithstanding the minimum exterior side yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
 9. The minimum rear yard setback shall be 6 metres.
 10. Notwithstanding Section 6.19 (6) porches located in the front or exterior side yards with foundations are considered permitted projections.
 11. Section 9.3.6(a) does not apply.
 12. Notwithstanding Section 9.3.9:
 - a. the minimum distance from a driveway to an interior lot line: same as the minimum interior side yard setback of the R1J zone;
 - b. the maximum width of a driveway for lots with 9.2 m of lot width or less: 60% of lot width; and
 - c. the maximum width of a driveway for lots greater than 9.2 m of lot width: 50% of lot width.
4. That Section 13.4.34 to By-law the following to By-law No. 11-83, as amended is hereby further amended by adding the following:
1. Notwithstanding the provisions of the R1J zone for lands zoned as R1J-h on Schedule 'A' to this by-law, the holding provision will remain until such time as the Owner has received a Notice of Decision from the County of Lanark for Draft Plan of Subdivision application 09-T-23002.

BY-LAW read, passed, signed and sealed in open Council this **23rd day of April 2024**.

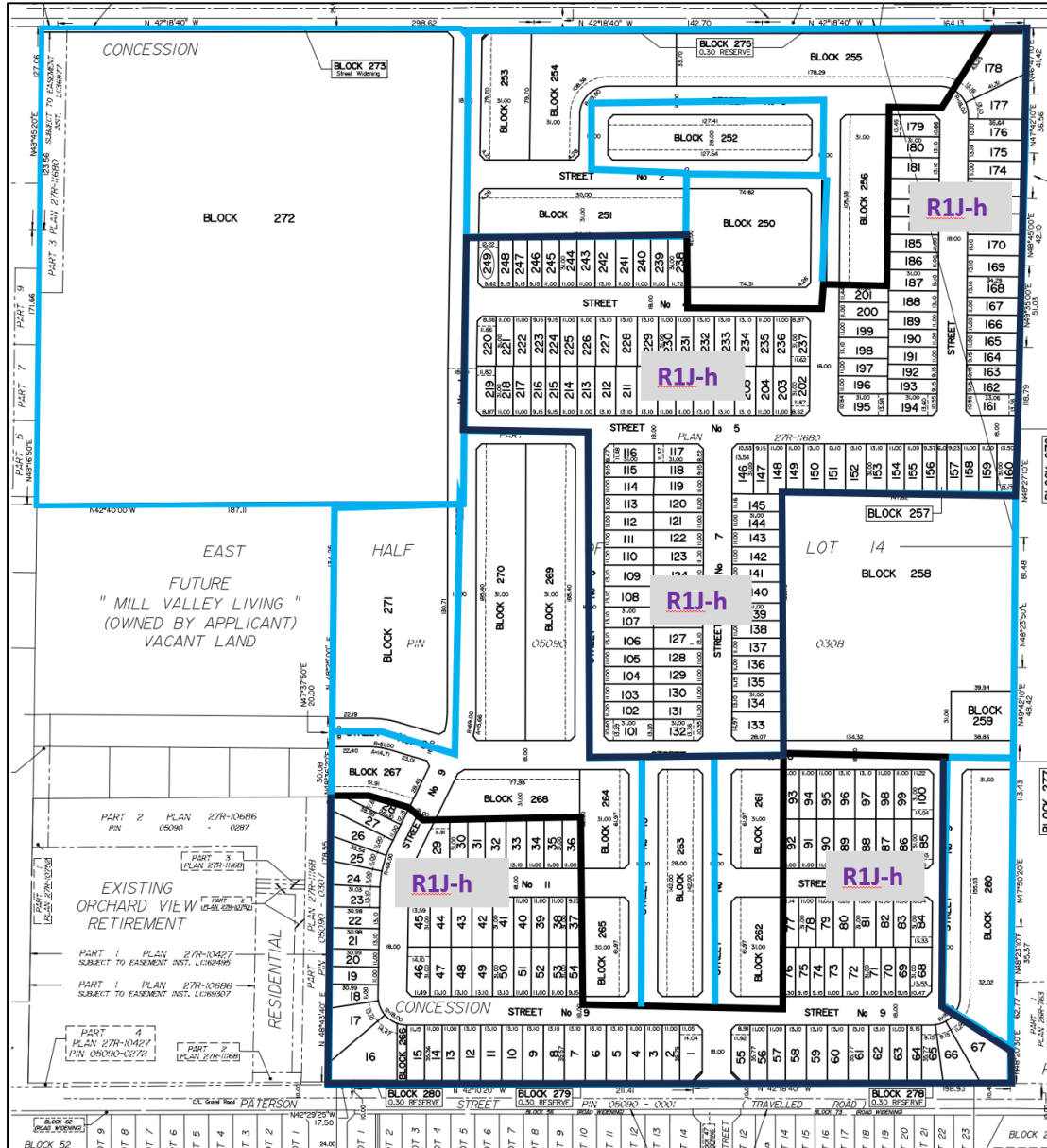
Christa Lowry, Mayor


Jeanne Harfield, Clerk

BY-LAW NO. 24-017

Schedule "A" Lands Subject to the Amendment

Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427;
Part 1, Plan 27R-11680
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 1218 Old Almonte Road



 Area to be rezoned from Development (D) to Residential First Density Subzone 1 (R1J-h) zone.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-018

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the 'Development' (D) Zone to **"Residential Third Density, Special Exception 16" (R3-16-h)** for the lands identified in Schedule 'A', which are legally described as Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 15 'Residential Third Density (R3) Zone' to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 15.4 thereof:

15.4.16 Notwithstanding the provisions of the 'R3' zone for those lands zoned as 'R3-16 -h Residential Third Density Exception 16' on Schedule 'A' to this By-law, may be used in compliance with R3 zone provisions contained in this By-law, excepting however, that:

- i) The minimum lot area: 160 m².
- ii) The minimum front yard setback: 3 metres.
Notwithstanding the minimum front yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
- iii) The minimum exterior side yard setback: 3 metres. Notwithstanding the minimum exterior side yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
- iv) The minimum rear yard setback: 6 metres.
- v) The maximum lot coverage: 62%.
- vi) Section 9.3.6(a) does not apply.
- vii) Notwithstanding Section 9.3.9:

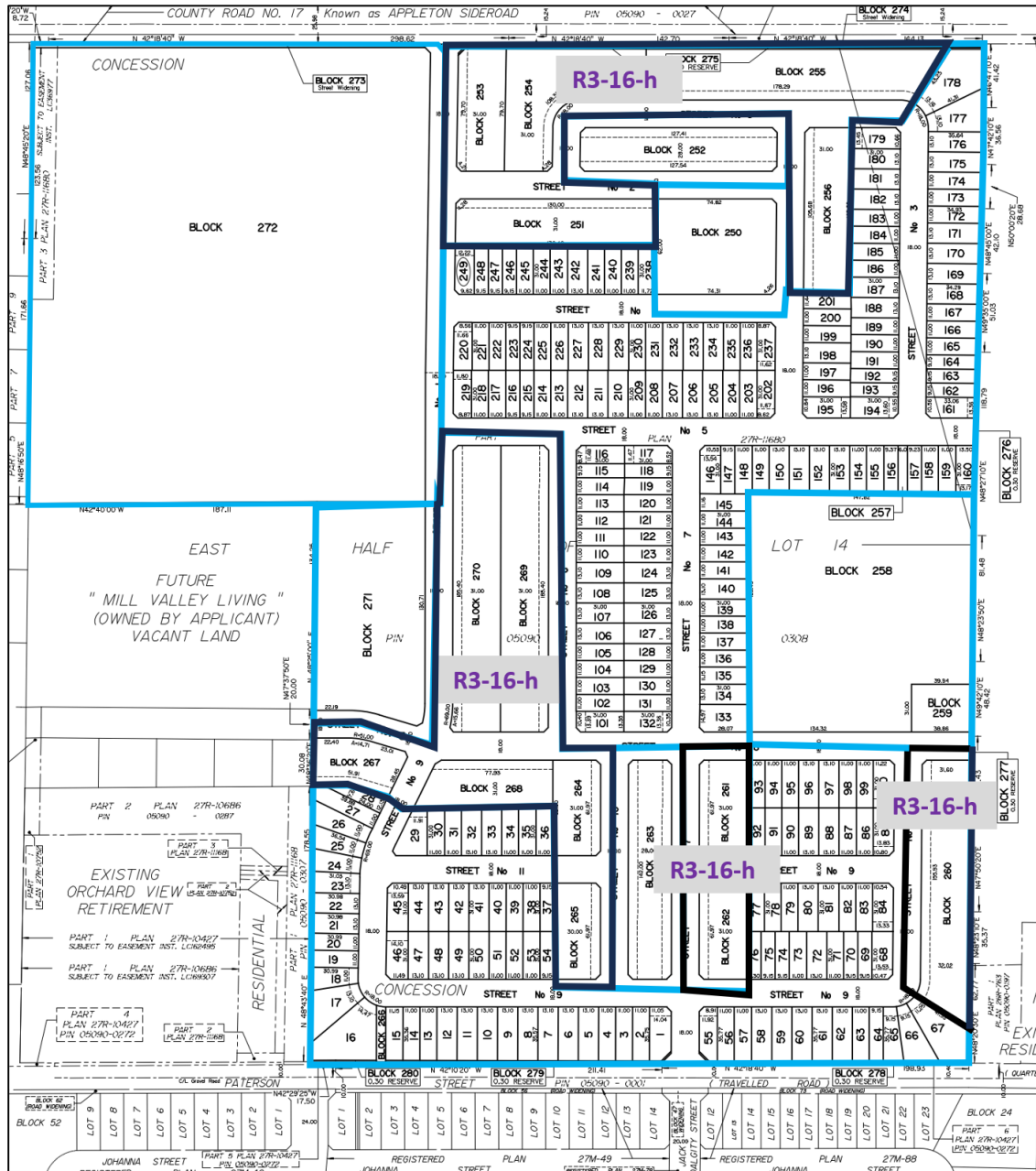
- a. the minimum distance from a driveway to an interior lot line: same as the minimum interior side yard setback of the R3-16 zone.
- b. the maximum width of a driveway: 60% of the width of the lot
- viii) Notwithstanding Section 6.19 (6) porches located in the front or exterior side yards with foundations are considered permitted projections.
- ix) Notwithstanding the provisions of the R3-16 zone for lands zoned as R3-16-h on Schedule 'A' to this by-law, the holding provision will remain until such time as the Owner has received a Notice of Decision from the County of Lanark for Draft Plan of Subdivision application 09-T-23002.

BY-LAW read, passed, signed and sealed in open Council this **23rd day of April 2024.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427;
Part 1, Plan 27R-11680
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 1218 Old Almonte Road



Area to be rezoned from Development (D) to Residential Third Density Zone (R3-16-h) zone.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 24-019

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 35.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the 'Development' (D) Zone to **"Residential Fourth Density, Subzone A" (R4A-h)** for the lands identified in Schedule 'A', which are legally described as Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 16 'Residential Fourth Density (R4)' to By-law No. 11-83, as amended, is hereby further amended by adding the following to 16.1 Uses Permitted:

townhouse, back-to-back

That Section 5 'Definitions' to By-law No. 11-83, as amended, is hereby further amended by adding the following definition under "DWELLING":

(I) TOWNHOUSE, BACK-TO-BACK means a building that is divided vertically into four or more dwelling units, not exceeding 16 units, each of which has independent entrances to a front yard immediately abutting the front wall of each dwelling unit.

3. That Section 16 'Residential Fourth Density (R4)' to By-law No. 11-83, as amended, is hereby further amended by adding the Table 16.2A to Section 16.2 before the "Footnotes" as follows:

TABLE 16.2A – R4 SUBZONE PROVISIONS

| I | II | III | IV | V | VI | VII | VIII | IV | X |
|----------|-----------------------|---------------------------------|-----------------------------|-----------------------------|-------------------------------------|----------------------------|----------------------------------|---|-----------------------------|
| Sub-Zone | Min. Lot Frontage (m) | Min. Lot Area (m ²) | Maximum Building Height (m) | Min. Front Yard Setback (m) | Min. Exterior Side Yard Setback (m) | Min. Rear Yard Setback (m) | Min. Total Side Yard Setback (m) | Maximum number of dwelling units in a block | End Notes (see Table 13.4B) |
| A | 5.5 | 75 | 11 | 3 | 3 | 0 | 1.2 | 16 | f, g, h, i, j, k, l |

4. That Section 16 ‘Residential Fourth Density (R4)’ to By-law No. 11-83, as amended, is hereby further amended by adding the following footnotes after footnote (e) and before Section 16.3 Special Provisions:
- f) Notwithstanding the minimum front yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
 - g) Notwithstanding the minimum exterior side yard setback, the minimum setback between the front face of a garage and sidewalk or road edge, whichever is closer: 6.2 metres.
 - h) The minimum side yard setback for interior walls: 0 metres and for end units: 1.2 metres.
 - i) Notwithstanding Section 6.19 (6) porches located in the front or exterior side yards with foundations are considered permitted projections.
 - j) Notwithstanding Table 6.19 – Permitted Projections into Required Yards, an air conditioning unit may be permitted to project into the front yard if the unit is located on a balcony or the corner or exterior side yard but not closer than 1.0 metre to an exterior lot line.
 - k) Section 9.3.6(a) does not apply.
 - l) Notwithstanding Section 9.3.9:
 - a. the minimum distance from a driveway to an interior lot line: same as the minimum interior side yard setback of the R4A zone; and
 - b. the maximum width of a driveway: 55% of the width of the lot.
5. That Section 16 ‘Residential Fourth Density (R4) Zone’ to By-law No. 11-83, as amended is hereby further amended by adding the following Subsection to 16.4 thereof:
- 1. Notwithstanding the provisions of the R4A zone for lands zoned as R4A-h on Schedule ‘A’ to this by-law, the holding provision will remain until such

time as the Owner has received a Notice of Decision from the County of Lanark for Draft Plan of Subdivision application 09-T-23002.

BY-LAW read, passed, signed and sealed in open Council this **23rd day of April 2024.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

BY-LAW NO. 24-019

Schedule "A"

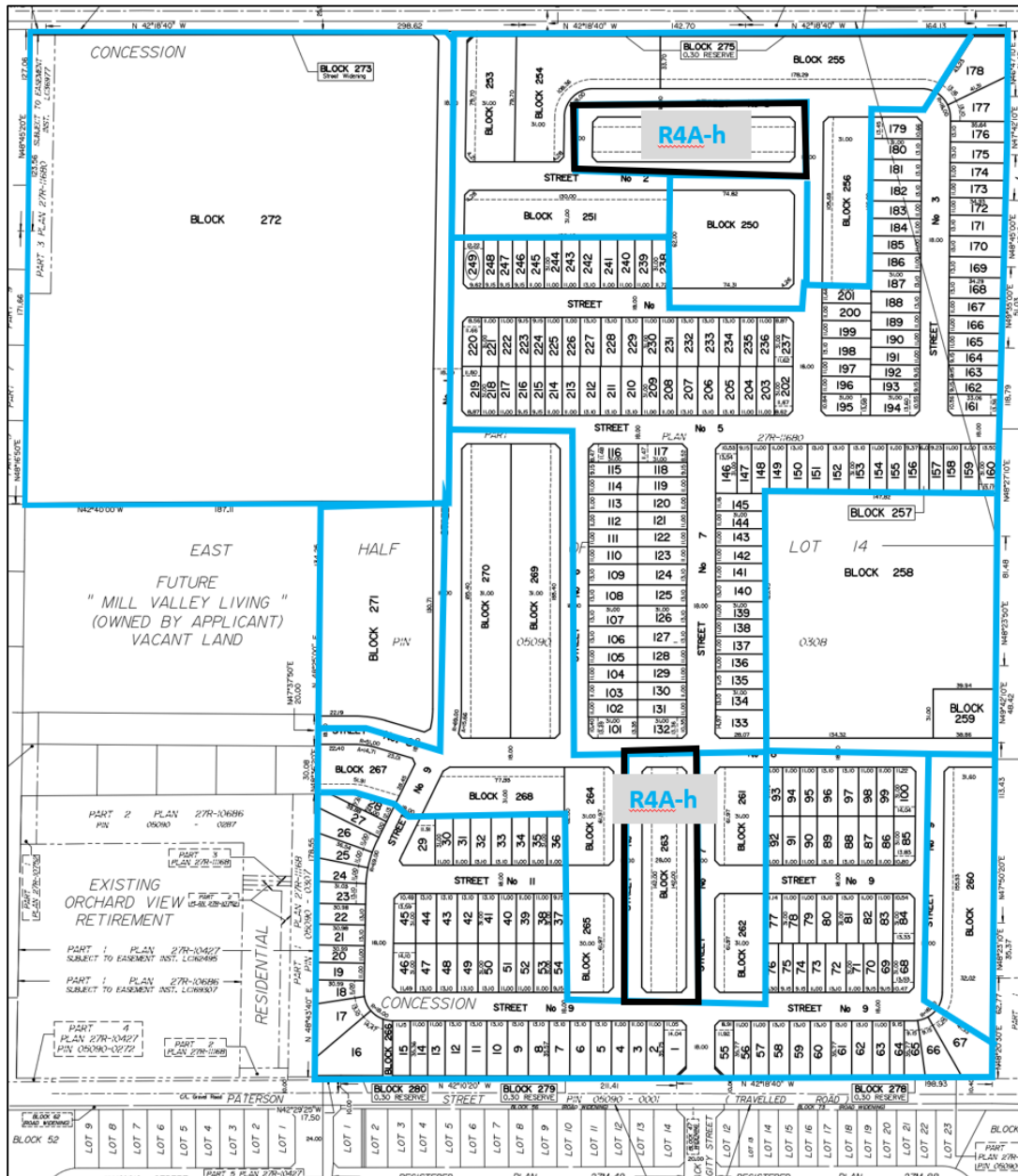
Lands Subject to the Amendment

Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427;

Part 1, Plan 27R-11680

Almonte Ward, Municipality of Mississippi Mills

Municipality known as 1218 Old Almonte Road



Area to be rezoned from Development (D) to Residential Fourth Density Subzone A (R4A-h) zone.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 24-020

Protection of Lot Grading and Drainage Features

BEING a by-law of the Municipality of Mississippi Mills to regulate the alteration of drainage features and the grading and drainage of land.

WHEREAS the Municipal Act, s.o. 2001, c. 25, Section 11(1), provides that a Municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS Section 11(2) of the Municipal Act, s.o. 2001, c. 25, states that a Municipality may pass by-laws, respecting services and things that the municipality is authorized to provide under subsection (1);

AND WHEREAS Section 11(3) of the Municipal Act states that a Municipality may pass by-laws, respecting matters within the following spheres of jurisdiction: Public utilities, Highways, and drainage and flood control;

AND WHEREAS Section 142(2) of the Municipal Act states that a local municipality may prohibit or regulate the alteration of the grade of the land;

AND WHEREAS the Council of the Municipality deems it expedient and desirable to enact a by-law to make certain rules and regulations for the alteration of drainage features and grading and drainage of land;

Now therefore the council of the Municipality of Mississippi Mills enacts as follows:

1. Definitions

- 1.1. "Drainage Feature" means any natural or human made element designed or intended for the purposes of capturing and conveying surface water run-off to a designated discharge location and/or ultimate storm sewer outlet.
- 1.2. "Director" means the Director of Roads and Public Works or their designate.
- 1.3. "Grading and Drainage" means using the shape of the ground surface to direct surface water away from structures and towards an existing discharge location or storm sewer inlet whether by way of natural characteristics and/or alteration of the ground surface and/or by a Drainage Feature.
- 1.4. "Overland Flow" means water that runs across the land after rainfall before it enters a watercourse or storm sewer inlet.

- 1.5. "Person" means an individual, association, partnership, corporation, municipality, provincial or federal agency or any agent or employee thereof.
- 1.6. "Regular pooling of water" shall mean the reoccurrence of pools or puddles of water on land which persist in dry weather for a minimum period of 36 hours after a rainfall event.
- 1.7. "Rainfall event" means any occurrence of rain, preceded by twelve (12) hours without precipitation, that results in the accumulation of 2 mm or more.
- 1.8. "Dry Weather" means a length of time where no rainfall events occur.

2. Application

- 2.1. This By-law applies to all lands within the Municipality of Mississippi Mills that are designated Settlement on Almonte Ward – Schedule B of the Municipality's Official Plan, as amended.

3. Prohibitions

- 3.1. No Person shall, without the written permission of the Director, do any of the following:
 - 3.1.1. Modify, change, or damage a Drainage Feature
 - 3.1.2. Partially or completely fill in a Drainage Feature
 - 3.1.3. Construct any structure within or over a Drainage Feature
 - 3.1.4. Permanently place any object within a Drainage Feature
- 3.2. No Person shall change the Grading and Drainage of any land such that the following occurs:
 - 3.2.1. The permanent or Regular Pooling of Water; or
 - 3.2.2. Redirection of Overland Flow such that it flows onto adjacent properties which did not previously receive such flows, or
 - 3.2.3. Erosion of soils caused by Overland Flow.

4. Penalties

- 4.1. Every Person who contravenes any of the provisions of this By-law is guilty of an offence.
- 4.2. A Person who is convicted of an offence for contravening this By-law is liable, for each day or part of a day that the offence continues, to a minimum fine of \$500 and a maximum fine of \$10,000 and the total of all of the daily fines for the offence is not limited to \$100,000 as provided for in subsection 429(3)2 of the Municipal Act, 2001, c.25, as amended.

4.3. If a Person is convicted of an offence for contravening this By-law, the court in which the contravention has been entered, and any court of competent jurisdiction thereafter may order the person, in such a manner and within such a period as the court considers appropriate to:

4.3.1. Restore the grading and drainage and/or drainage features to their original condition.

4.3.2. Prohibit the continuation or repetition of the offence by the Person convicted.

5. Reinstatement of Grading and Drainage

5.1. The Director may give written notice to the owner of a property to which unauthorized changes to Grading and Drainage have been made, to remove the unauthorized works and to reinstate the Grading and Drainage to a condition acceptable to the Director in their absolute discretion.

5.2. If the work required by the notice referred to in Section 5.1 is not completed to the satisfaction of the Director within the date required in the notice, the Director may enter the property with such persons and equipment as are necessary and reinstate the grading and drainage features at the owner's cost and the Municipality may add the costs to the tax roll and collect them in the same manner as taxes.

6. Severability

If any section, subsection or part or parts thereof be declared by any court of law to be illegal or ultra-vires, such section, subsection, or part or parts shall be deemed to be severable and all parts shall be deemed to be separate and independent and enacted as such.

BY-LAW read, passed, signed and sealed in open Council this **23 day of April, 2024.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

| Item | Short Form Wording | Section | Administrative Penalty 1 st Offence | Administrative Penalty 2 nd Offence | Administrative Penalty 3 rd Offence |
|------|---|---------|--|--|--|
| 1. | Cause or permit the modification, change, or damage to a drainage feature | 3.1.1 | 200 | 300 | 450 |
| 2. | Cause or permit the filling in of a drainage feature | 3.1.2 | 500 | 750 | 1125 |
| 3. | Cause or permit the construction of a structure within or over a drainage feature | 3.1.3 | 500 | 750 | 1125 |
| 4. | Cause or permit an object to be permanently placed within a drainage feature | 3.1.4 | 200 | 300 | 450 |
| 5. | Change the grade of land such that water pooling is recurrent or permanent | 3.2.1 | 200 | 300 | 450 |
| 6. | Change the grade of land such that Overland flow is redirected to adjacent properties | 3.2.2 | 350 | 525 | 787 |
| 7. | Change the grade of land such that soil erosion occurs | 3.2.3 | 200 | 300 | 450 |

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 24-021

BEING a by-law to impose administrative monetary penalties for violations of municipal by-laws,

WHEREAS the Municipal Act, 2001, as amended, permits municipalities to enact by-laws under the category of “broad powers” relating to the health, safety and well-being of residents of Mississippi Mills, and under the category of “spheres of jurisdiction” namely highways, including parking and traffic on municipal highways,

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills considers it desirable and necessary to provide for a system of administrative penalties and administrative fees for the designated Municipal by-laws or portions of a designated Municipal by-law,

AND WHEREAS Section 434.1 (1) of the Municipal Act, 2001, provides that without limiting sections 9, 10 and 11, a municipality may require a person to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under this Act,

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enact as follows:

DEFINITIONS:

“CAO” - shall mean the Chief Administrative Officer or their designate.

“Screening Officer” - shall mean the Clerk or their designate.

“Hearing Officer” - shall be an impartial person outside of the organization and shall be appointed by the CAO when required.

1. By-laws subject to Administrative Monetary Penalty

1.1. Any and all schedules attached and forming part of this by-law shall be subject to penalties as outlined in Section 1.2 below.

1.2. Any person who contravenes a provision of any By-law listed in Schedule “A” is liable to pay an Administrative Monetary Penalty in an amount as outlined in the relevant schedule(s) to this by-law, in accordance with this By-law, provided that an offence notice under the Provincial Offences Act has not been issued for the same person for the same offence on the same day.

2. Administrative Monetary Penalty Notice

- 2.1. Subject to section 3, each Person who contravenes a provision of a by-law listed in Schedule “A” of this By-law shall, if given an Administrative Monetary Penalty Notice (hereinafter referred to as “Penalty Notice”), be liable to pay to the Municipality of Mississippi Mills (hereinafter the “Municipality”) an Administrative Penalty as outlined in the relevant schedule(s) to this By-law.
- 2.2. Any person appointed to enforce this By-law (hereinafter an “Officer”) who has reasonable grounds to believe that a person has contravened a provision of any by-law listed in Schedule “A” of this By-law may give to the person a Penalty Notice.
- 2.3. The Penalty Notice shall be given to the person as soon as is reasonably practicable after the contravention has occurred and shall include the following information:
 - 2.3.1. the date the Penalty Notice is given;
 - 2.3.2. a reference number that is unique to that Penalty Notice;
 - 2.3.3. particulars of the contravention, including the date and location of the contravention, and the person(s) to whom the Penalty Notice is being given;
 - 2.3.4. the monetary amount of the Administrative Penalty;
 - 2.3.5. such information as the CAO determines is appropriate respecting the process by which the Person may exercise the Person’s right to request a review of the Administrative Penalty; and
 - 2.3.6. a statement advising that an Administrative Penalty will, unless cancelled or reduced pursuant to the review and appeal processes, constitute a debt of the Person to the Municipality.
- 2.4. A person who is given a Penalty Notice may request that the Administrative Penalty be reviewed by a Screening Officer pursuant to section 3.

3. Review by Screening Officer

- 3.1. Section 3 applies to reviews of an Administrative Penalty by a Screening Officer.
- 3.2. A person’s right to request a review expires if it has not been exercised in the manner prescribed in section 3.6 before 4:30 p.m. on the fifteenth (15th) day after the Penalty Notice is deemed to have been received pursuant to section 5.
- 3.3. A person’s right to request an extension of the time to request a review expires if it has not been exercised in the manner prescribed in section 3.6 before 4:30

p.m on the tenth (10th) day after the date the Penalty Notice is deemed to have been received pursuant to section 5.

3.4. If no request for review is received on or before the fifteenth (15th) day after the Penalty Notice is deemed to have been received pursuant to section 5 or the extension granted pursuant to this By-law:

- 3.4.1. the person shall be deemed to have waived the right to request a review;
- 3.4.2. the Administrative Penalty shall be deemed to be affirmed; and
- 3.4.3. the Administrative Penalty shall not be subject to review, including review by any Court.

3.5. No extension granted under this section will extend beyond the thirtieth (30th) day after the date receipt of the Penalty Notice is deemed to have occurred pursuant to section 5.

3.6. A person's rights to request a review and/or to request an extension of time to request a review are exercised by giving to the Municipality written notice of such request(s) that includes:

- 3.6.1. the Penalty Notice Number;
- 3.6.2. the person's mailing address and, if applicable, facsimile transmission number and/or e-mail address;
- 3.6.3. in the case of a request to extend the time to request a review, the reasons, if any, for having failed to exercise the right to request a review within the time limited by section 3.2; and
- 3.6.4. in the case of a request to review, the particulars of all grounds upon which the request to review is based and any submissions in support of the request.

3.7. The Screening Officer shall undertake the review upon receipt of the request for review and may request further information from the person requesting the review as needed, and any time limit for the review may be adjusted in the Screening Officer's sole discretion.

3.8. The Screening Officer may:

- 3.8.1. receive submissions from the Officer who issued the Penalty Notice under review; and
- 3.8.2. cancel the Administrative Penalty, reduce the Administrative Penalty or extend the time for payment of the Administrative Penalty where the Screening Officer is satisfied that doing so would maintain the general intent and purpose of this By-law and that:

- 3.8.2.1. there is reason to doubt that the person contravened this By- law; or that
 - 3.8.2.2. the person took all reasonable steps to prevent the contravention; or that
 - 3.8.2.3. the cancellation, reduction or extension of the time for payment is necessary to relieve undue financial hardship.
- 3.9. The Screening Decision shall be given to the person in writing as soon as is reasonably practicable.
- 3.10. The person may appeal to a Hearings Officer against the Screening Decision pursuant to section 4.

4. Appeal to Hearings Officer

- 4.1. Section 4 applies to appeals to a Hearings Officer against Screening Decisions.
- 4.2. The right to appeal is limited to the following persons:
- 4.2.1. a person who has been given a Screening Decision; or
 - 4.2.2. the CAO.
- 4.3. A Person's right to appeal expires if it has not been exercised in the manner prescribed in section 4.7 before 4:30 p.m. on the fifteenth (15th) day after the Screening Decision Date.
- 4.4. A person's right to request an extension of the time to appeal expires if it has not been exercised in the manner prescribed in section 4.7 before 4:30 p.m. on the tenth (10th) day after the Screening Decision Date.
- 4.5. If no request for review is received on or before the fifteenth (15th) day after the Penalty Notice is deemed to have been received pursuant to Section 5 or the extension granted pursuant to the By-law at which time:
- 4.5.1. the person shall be deemed to have waived the right to appeal;
 - 4.5.2. the Screening Decision and the Administrative Penalty as it may have been affected by the Screening Decision shall be deemed to be affirmed; and
 - 4.5.3. the Screening Decision and the Administrative Penalty as it may have been affected by the Screening Decision shall not be subject to review, including review by any Court.
- 4.6. No extension granted under this section will extend beyond the Thirtieth (30th) day after the Screening date.

- 4.7. A right to appeal is exercised by giving to the Municipality written notice of the appeal that includes:
- 4.7.1. the Penalty Notice Number;
 - 4.7.2. the person's mailing address and, if applicable, facsimile transmission number and/or e-mail address;
 - 4.7.3. in the case of a request to extend the time to appeal, the reasons, if any, for having failed to exercise the right to appeal within the time limited by section 4.3; and
 - 4.7.4. particulars of all grounds upon which the appeal is made.
- 4.8. The person shall be given no fewer than seven (7) days' notice of the date, time and place of the hearing of the appeal.
- 4.9. Where the Person fails to appear at the time and place scheduled for a hearing of the appeal:
- 4.9.1. the Person shall be deemed to have abandoned the appeal;
 - 4.9.2. the Screening Decision and the Administrative Penalty as it may have been affected by the Screening Decision shall be deemed to be affirmed;
 - 4.9.3. the Screening Decision and the Administrative Penalty as it may have been affected by the Screening Decision shall not be subject to review, including review by any Court; and
 - 4.9.4. the person shall pay to the Municipality an additional Fee for failure to appear in the amount of \$100.
- 4.10. Except in the case of a person who is deemed to have abandoned their appeal, a Hearings Officer shall not make any decision respecting an appeal unless the Hearings Officer has given each person, the CAO and the Officer who gave the Penalty Notice an opportunity to be heard at the time and place scheduled for the hearing of the appeal.
- 4.11. Subject to sections 4.4, 4.5, 4.9 and 4.10, a Hearings Officer may:
- 4.11.1. extend the time to request an appeal; and may
 - 4.11.2. make any decision that the Screening Officer could have made pursuant to this By-law.
- 4.12. The decision of a Hearings Officer is final and not subject to review including review by any Court.

5. Notice

5.1. Subject to section 5.3, any notice or document respecting this By-law, including the Penalty Notice, may be given in writing in any of the following ways and is effective:

- 5.1.1. when a copy is placed on or affixed in any manner to a Person's vehicle, home or property;
- 5.1.2. when a copy is delivered to the person to whom it is addressed;
- 5.1.3. on the third (3rd) day after a copy is sent by registered mail or by regular mail to the person's last known address;
- 5.1.4. upon the conclusion of the transmission of a copy by facsimile transmission to the person's last known facsimile transmission number; or
- 5.1.5. upon the sending of the notice or document or a copy thereof by e-mail transmission to the person's last known e-mail address.

5.2. For the purpose of section 5.1, a person's last known address, last known facsimile transmission number and last known e-mail address are those on record with the Municipality for any reason and are deemed to include those provided by the person pursuant to paragraphs 3.6.2 and 4.7.2.

5.3. Any notice or document respecting this By-law shall be given to the Municipality in writing, in any of the following ways, and is effective:

- 5.3.1. when a copy is delivered to the By-law Lead Hand of the Municipality during regular business hours at its reception area, at 14 Bridge Street, Almonte, Ontario;
- 5.3.2. on the third (3rd) day after a copy is sent by registered mail or by regular lettermail to "Administrative Penalties, Municipality of Mississippi Mills, c/o By-law Lead Hand, 14 Bridge St., Ontario, K0A 1A0"; or
- 5.3.3. upon the conclusion of the transmission of a copy by facsimile transmission to 613-256-4887.

6. Financial Administration

6.1. No Officer who gives a Penalty Notice may accept payment of the Administrative Penalty respecting that Penalty Notice.

6.2. An Administrative Penalty that is affirmed or reduced or in respect of which the time for payment has been extended pursuant to this By-law is due and payable and constitutes a debt to the Municipality of each person to whom or to which the Penalty Notice was given.

6.3. The Municipality may add to the Tax roll of any person who fails to pay an Administrative Penalty the amount of the Administrative Penalty, including any

additional penalties imposed under this By-law, and collect all amounts in the same manner as municipal taxes.

6.4. Where a person has paid an Administrative Penalty or an administrative fee that is then cancelled or reduced pursuant to this By-law, the Municipality shall refund the amount cancelled or reduced.

6.5. Where an Administrative Penalty or any administrative fees respecting that Administrative Penalty are not paid within fifteen (15) days after the date that they become due and payable, each person to whom the Penalty Notice was given shall pay to the Municipality an additional Fee for late payment in an amount of \$50.

7. General

7.1. The CAO may appoint Screening Officers and Hearings Officers on such terms as the CAO considers appropriate.

7.2. Nothing in this By-law limits the Municipality's right to enforce this By-law by any other legal means or to use any other process of enforcement available under law.

THAT This By-law shall come into force and take effect on the day of its passing.

BY-LAW read, passed, signed and sealed in open Council this 23 day of April, 2024.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

Schedule A
List of By-laws

1. Municipality of Mississippi Mills, By-law 18-92 Sewer Use By-law, a by-law to regulate the use of sewers within the Municipality of Mississippi Mills.
2. Municipality of Mississippi Mills, By-law 24-xxx Protection of Lot Grading and Drainage Features, a by-law to regulate the alteration of drainage features and the grading and drainage of land.

Schedule B
Administrative Monetary Penalties Fees

| By-Law No. 18-92 Sewer Use By-law, a by-law to regulate the use of sewers within the Municipality of Mississippi Mills | | | | |
|---|---|--|--|--|
| By-law Section | Short Wording | Penalty Amount 1st Offence | Penalty Amount 2nd Offence | Penalty Amount 3rd Offence |
| s. 2.1(c) | Discharged hauled wastewater to the wastewater works without agreement | \$500.00 | \$750.00 | \$1,125.00 |
| s. 2.1(c) | Discharged hauled waste to the sanitary or combined sewer without agreement | \$500.00 | \$750.00 | \$1,125.00 |
| s. 2.3 | Discharge restricted substance with a pH less than 6.0 or greater than 9.5 to a sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 2.3 | Discharge restricted substance with a temperature greater than 60 degrees Celsius to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.1(c) | Discharge matter that may damage a storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.1(a) | Discharge matter that may interfere with proper operations of a storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.1(b) | Discharge matter that may obstruct or restrict the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(1) | Discharge matter with a temperature greater than 40 degrees Celsius | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(2) | Discharge matter with a pH less than 6.0 or greater than 9.0 to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(3) | Discharge matter with a visible film to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(3) | Discharge matter with a sheen to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(3) | Discharge solvent extractable matter of animal or vegetable origin to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(4) | Discharge matter with two or more separate layers to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(2) | Discharge wastewater to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(3) | Discharge blowdown water to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(a)(4) | Discharge material from a groundwater remediation system to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(5) | Discharge automotive or machine oils and grease to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |

| | | | | |
|---------------|---|----------|----------|------------|
| s. 3.3(b)(6) | Discharge organic solvents to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(6) | Discharge paint to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(12) | Discharge combustible liquids to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(13) | Discharge floating debris to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(14) | Discharge fuel to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(19) | Discharge pesticides to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 3.3(b)(22) | Discharge contaminants from an industrial process to the storm sewer | \$500.00 | \$750.00 | \$1,125.00 |
| s. 4.2 | Add matter to discharge for the purpose of dilution | \$500.00 | \$750.00 | \$1,125.00 |
| s. 6.1 | Fail to complete monitoring of a discharge to a wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| s. 6.1 | Fail to complete sampling of a discharge to a wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| s. 9.1 | Fail to install an interceptor for oil and grease | \$500.00 | \$750.00 | \$1,125.00 |
| s. 9.2 | Fail to install an interceptor for oil and lubricating grease | \$500.00 | \$750.00 | \$1,125.00 |
| s. 9.3 | Fail to install an interceptor for sediment | \$500.00 | \$750.00 | \$1,125.00 |
| s. 9.5 | Fail to maintain an interceptor | \$500.00 | \$750.00 | \$1,125.00 |
| s. 9.6 | Fail to produce maintenance records for the interceptor | \$500.00 | \$750.00 | \$1,125.00 |
| s. 11.1(c) | Dispose hauled wastewater to the wastewater works without a valid Hauled Wastewater Discharge Agreement | \$500.00 | \$750.00 | \$1,125.00 |
| s. 11.1(d) | Fail to comply with all conditions of Hauled Wastewater Discharge Agreement | \$500.00 | \$750.00 | \$1,125.00 |
| s. 11.2(b) | Fail to submit accurately completed manifest at time of discharge of hauled wastewater | \$500.00 | \$750.00 | \$1,125.00 |
| s. 12.1(d) | Dispose hauled waste to the wastewater works without a valid Hauled Waste Discharge Agreement | \$500.00 | \$750.00 | \$1,125.00 |
| s. 12.1(e) | Fail to comply with all conditions of Hauled Waste Discharge Agreement | \$500.00 | \$750.00 | \$1,125.00 |
| s. 12.2(b) | Fail to submit accurately completed manifest at time of discharge of hauled waste | \$500.00 | \$750.00 | \$1,125.00 |
| s. 13.1 | Unlawfully discharge non-contact cooling water to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |

| | | | | |
|------------------|---|----------|----------|------------|
| s. 15.1(b)(i) | Fail to immediately notify the Municipality with regard to a spill to a wastewater works and/or storm sewer works | \$500.00 | \$750.00 | \$1,125.00 |
| s. 15.2 | Fail to provide a spill report to the Municipality within 5 working days after a spill | \$500.00 | \$750.00 | \$1,125.00 |
| s. 15.3 | Fail to contain a spill | \$500.00 | \$750.00 | \$1,125.00 |
| s. 15.3 | Fail to clean up a spill and associated residue | \$500.00 | \$750.00 | \$1,125.00 |
| s. 16.2 | Hinder or prevent the Municipality from carrying out any of his/her powers or duties | \$500.00 | \$750.00 | \$1,125.00 |
| s. 18 | Damage or permit damage to a device installed in a wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| s. 18 | Tamper with a device installed in a wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| s. 19.1 | Fail to install a monitoring access point | \$500.00 | \$750.00 | \$1,125.00 |
| s. 19.1 | Fail to install an alternative device | \$500.00 | \$750.00 | \$1,125.00 |
| s. 19.3 | Fail to maintain a monitoring access point | \$500.00 | \$750.00 | \$1,125.00 |
| s. 19.4 | Fail to ensure a manhole is accessible at all times | \$500.00 | \$750.00 | \$1,125.00 |
| s. 20.6 | Fail to submit a compliance program progress report within 14 days of scheduled completion date | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,1,a | Discharge wastewater that may result in a health or safety hazard | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,1,f | Discharge wastewater that may result in an offensive odour to emanate from wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,1,g | Discharge wastewater that may result in damage to the wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,1,h | Discharge wastewater that may result in an obstruction in the wastewater works | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,1,i,iii | Discharge wastewater that results in a reading on an explosion hazard meter of two parts per million atmospheric hydrogen sulphide or greater | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,2 | Discharge wastewater with two or more separate liquid layers to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,a | Discharge hazardous industrial waste to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,b | Discharge hazardous waste chemicals to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,c | Discharge wastewater that contained combustible liquid to the sanitary or combined sewer S | \$500.00 | \$750.00 | \$1,125.00 |

| | | | | |
|-----------------|---|----------|----------|------------|
| Sched. A,3,g | Discharge wastewater that contained fuel to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,j | Discharge leachate to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,k | Discharge ignitable waste to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,n | Discharge pesticides to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,s | Unlawfully discharge stormwater to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,s | Unlawfully discharge water from drainage to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,s | Unlawfully discharge water from a watercourse to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,s | Unlawfully discharge uncontaminated water to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| Sched. A,3,t | Unlawfully discharge sewage containing water from a source other than the Municipal water supply to the sanitary or combined sewer | \$500.00 | \$750.00 | \$1,125.00 |
| | Continued failure to remedy an order. (AMP may be issued once in every seven-day period when compliance is not achieved by prescribed date) | \$500.00 | | |
| | Administrative Penalty Fee – Failing to pay the AMP by the date on which it is due. | \$50.00 | | |
| | Administrative Penalty Fee – Failing to appear for a hearing before the Hearings Officer. | \$100.00 | | |
| | Screening Officer Appeal Fee | \$50.00 | | |
| | Hearing Officer Appeal Fee | \$200.00 | | |

By-Law No. 24-020 New Protection of Lot Grading and Drainage Features, a by-law to regulate the alteration of drainage features and the grading and drainage of land By-law Grading

| By-law Section | Short Wording | Penalty Amount 1st Offence | Penalty Amount 2nd Offence | Penalty Amount 3rd Offence |
|-----------------------|---|--|--|--|
| 3.1.1 | Cause or permit the modification, change, or damage to a drainage feature (1 st offence) | \$200.00 | \$300.00 | \$450.00 |
| 3.1.2 | Cause or permit the filling in of a drainage feature (1 st offence) | \$500.00 | \$750.00 | \$1125.00 |
| 3.1.3 | Cause or permit the construction of a structure within or over a drainage feature (1 st offence) | \$500.00 | \$750.00 | \$1125.00 |
| 3.1.4 | Cause or permit an object to be permanently placed within a drainage feature (1 st offence) | \$200.00 | \$300.00 | \$450.00 |
| 3.2.5 | Change the grade of land such that water pooling is recurrent or permanent (1 st offence) | \$200.00 | \$300.00 | \$450.00 |
| 3.2.6 | Change the grade of land such that Overland flow is redirected to adjacent properties (1 st offence) | \$350.00 | \$525.00 | \$787.00 |
| 3.2.7 | Change the grade of land such that soil erosion occurs (1 st offence) | \$200.00 | \$300.00 | \$450.00 |
| | Continued failure to remedy an order. (AMP may be issued once in every seven-day period when compliance is not achieved by prescribed date) | \$500.00 | | |
| | Administrative Penalty Fee – Failing to pay the AMP by the date on which it is due. | \$50.00 | | |
| | Administrative Penalty Fee – Failing to appear for a hearing before the Hearings Officer. | \$100.00 | | |
| | Screening Officer Appeal Fee | \$50.00 | | |
| | Hearing Officer Appeal Fee | \$200.00 | | |

**CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
BY-LAW NO. 24-022**

BEING a By-Law to Adopt Amendment No. 31 to the Mississippi Mills Community Official Plan.

WHEREAS the recommendation has been made to Municipality of Mississippi Mills Council by the Committee of the Whole that the Explanatory Text and Schedule "A" constituting Amendment No. 31 to the Mississippi Mills Community Official Plan, be adopted by the Council in accordance with the provisions of the Planning Act, R. S. O. 1990.

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, hereby ENACTS as follows:

1. That Amendment No. 31 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Lanark for the approval of Amendment No. 31 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed, and sealed in open Council this 23 day of April 2024.

Christa Lowry, Mayor

Jeanne Harfield Clerk

**OFFICIAL PLAN AMENDMENT NO. 31
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS**

STATEMENT OF COMPONENTS

- | | |
|--------|---|
| PART A | THE PREAMBLE does not constitute part of this Amendment. |
| PART B | THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No. 031 to the Community Official Plan of the Municipality of Mississippi Mills. |
| PART C | APPENDIX CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting |

PART B – THE PREAMBLE:

PURPOSE

The purpose of the Official Plan Amendment is to amend the designations to align with the uses proposed in the Plan and Subdivision. Specifically, the amendment seeks to re-designate a portion of the area currently designated as “Residential – Community Facility” to “Residential” and to re-designate the area currently designated as “Industrial – Employment Area” to “Business Park - Employment Area”. The proposed redesignation of “Residential – Community Facility” to “Residential” is to align with the current property fabric between the subject property and the existing Orchard View property and the vacant parcel known as “Mill Valley Retirement Living”.

The Official Plan Amendment also proposes an amendment to the current average density from 25 units per net hectare, which was introduced as part of Official Plan 22. The proposed development results in a net density of 34.7 units per net hectare and a gross density of 20.43 units per gross hectare. These densities do not include the proposed Block for the Business Park uses. The amendment also indicates that the proposed split between low density residential (LDR) and medium density residential (MDR) is 47 (LDR):53 (MDR) as opposed to the targeted split of 60:40. While this split is only a target and not a specific requirement, it has been added to the Official Plan Amendment.

The amendment also proposes to introduce the back-to-back townhouses as a permitted use with in the Medium Density Residential policies of the Official Plan. Staff are of the opinion that this is not necessarily a required amendment as the policies in the Medium Density Residential designation provide for other built forms within the following policy of Section 3.6.5 (4):

*Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units **and similar multi-unit forms of housing.** (emphasis added)*

In an abundance of caution and to be transparent with the proposed development, the amendment has been included to add back-to-back townhouses as a permitted use.

LOCATION

The subject property is within the Settlement Boundary of Almonte and is located along the northeast side of Old Almonte Road/Patterson Street and along the south side of Appleton Side Road. The property is approximately 33.5 hectares in size and has approximately 614.3 metres of frontage along Appleton Side Road, and approximately 427.5 metres of frontage along Old Almonte Road. The property is currently vacant and was previously used for agricultural purposes.

BASIS

The purpose and effect of the Official Plan Amendment is twofold. The first is to amend the designations to align with the uses proposed in the Plan of Subdivision. Specifically, the amendment seeks to re-designate a portion of the area currently designated as

“Residential – Community Facility” to “Residential” and to re-designate the area currently designated as “Industrial – Employment Area” to “Business Park - Employment Area”. The proposed redesignation of “Residential – Community Facility” to “Residential” is to align with the current property fabric between the subject property and the existing Orchard View property and the vacant parcel known as “Mill Valley Retirement Living”.

Provincial Policy Statement (PPS), 2020

With respect to the PPS, this guiding document speaks to the managing and directing land uses to achieve efficient and resilient development, addressing housing needs and managing infrastructure and transportation corridors. Generally, the requested Official Plan Amendment is consistent with the PPS.

Density, Built Form and Designations

With respect to the amendment proposed net density, gross density has been included because the Department currently has an active, municipal-led Official Plan Amendment (32) which is proposing to amend the maximum density of 25 units per net hectare, which was introduced through Official Plan Amendment 22. This proposal is to revert back to the gross density range of 15 to 35 units per gross hectare originally contained in the Official Plan. Further details and information can be found here in the [Background Report for Official Plan Amendment 32](#).

With respect to this amendment, the measurement of the maximum 25 units per net hectare is not reflective the existing density in many new neighbourhoods because net density does not account for the variations of subdivisions which can differ with each development. To illustrate this, Table 1 below provides the net density of Mill Run and Riverfront Estates which were developed prior to the maximum 25 units per net hectare for density was introduced in Official Plan Amendment 22. Both developments exceed the net density of 25 units per net hectare.

Table 1 – Density of Existing Subdivisions

| Subdivision | Net Density | Gross Density | Lands used for non-residential uses |
|--------------------|--------------------|----------------------|---|
| Mill Run | 29.1 | 18 | Stormwater management pond and parks |
| Riverfront Estates | 26.6 | 15.9 | Parkland, open space and stormwater management pond |

The use of gross density allows for density to be measured equally amongst subdivisions and provides consistency. While the amendment to the net density is required and may seem like a large deviation from the policy framework, based on the above noted information, the 25 units per net hectare policy is not reflective of the most recent residential development which has occurred in Almonte in the recent past. In

addition, as the table above demonstrates, the gross density of subdivisions removes the varying factors for each individual development so that over time, developments can be more equally compared.

The proposed subdivision has a gross density of 20.43 units per gross hectare which falls within the range of 15 to 35 units per gross hectare proposed in Official Plan Amendment 32. The net density is 34.7 units per net hectare, which is larger than the net density of the Mill Run subdivision. This means that for every hectare of land dedicated to residential uses only (not including streets, parks etc.) there are approximately 5 more units per hectare. The stormwater management pond has been oversized to accommodate the development of the future Business Park and the adjacent future development known as Mill Valley Retirement Living, which is a factor also considered as it relates to net density. As a result, the policies should be amended to include a gross density maximum of 21 units per gross hectare as opposed to using a measurement of net density.

There are no concerns with the modified housing split of 47 LDR: 53 MDR as this is a target in the Official Plan, not a strict requirement and reflects the changing and recommend approval of the requested Official Plan Amendment.

With respect to the introduction of back-to-back townhomes, the municipal-led Official Plan Amendment 32 also includes an introduction of back-to-back townhomes as well as stacked townhomes as two new built forms to be specifically included as a permitted use in the Medium Density Residential policies of the Official Plan.

PART B – THE AMENDMENT

INTRODUCTION

All of this part of the document, entitled Part B – The Amendment, consists of the following text and schedule to Amendment No. 31, constitutes Amendment No. 31 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

DETAILS

The Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended as follows:

The Municipality of Mississippi Mills Community Official Plan, as amended, is hereby further amended with a site specific Community Official Plan amendment by revising the policy in **Section 3.6.5.4 and Schedule B – Almonte** with the following amended policy as it applies specifically to Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680 County of Lanark, identified on Schedule 'A' of this bylaw and **Section 2.5.3.2.3.4** with the following amended policy.

Item 1: In accordance with Schedule B attached hereto, "Schedule 'B' – Almonte Land Use" of the Municipality of Mississippi Mills Community Official Plan (COP) is hereby modified by changing the land use designation of the affected lands from "Residential – Community Facility" to "Residential" and to re-designate the area currently designated as "Industrial – Employment Area" to "Business Park - Employment Area" as illustrated in Schedule A.

Item 2: Section 3.6.5.4 is amended by adding "including back-to-back townhouses and stacked townhouses" to the end of the first sentence.

Item 3: **Section 2.5.3.2.3.4** is amended by adding the following at the end of the Section:

"Notwithstanding the above, for the lands legally described as Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427; Part 1, Plan 27R-11680 County of Lanark, the maximum density shall be 20.5 units per gross hectare with a target split of 47% low density residential and 53% medium density residential."




IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Municipality of Mississippi Mills Community Official Plan (COP).

Schedule 'A'- Affected Lands

Ramsay Concession 10, Part of East Half of Lot 14; Parts 2 and 3, Plan 27R-10427;
Part 1, Plan 27R-11680 County of Lanark



-  Subject Property
-  Approximate area to be re-designated from "Residential – Community Facility" to "Residential".
-  Approximate area to re-designated from "Industrial – Employment Area" to "Business Park - Employment Area".

PART C – APPENDIX

CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR GIVING OF NOTICE PUBLIC MEETING

I, Melanie Knight, Director of Development Services and Engineering for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 31** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17(17), 17 (19), 17(20), and 17(23) of the Planning Act, RSO 1990 as amended.

Melanie Knight
Director of Development Services and Engineering
Municipality of Mississippi Mills